

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** Christopher M. Gratz, Planner II

**SUBJECT:** Developer's Agreement, DA 5-1-04 Z.A.S. Plat, a.k.a. Indian Ridge Commerce Center, 10220 SR 84/ Generally located on the south side of SW 101 Road, 600' west of Nob Hill Road.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA AUTHORIZING THE MAYOR AND THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF DAVIE, BROWARD COUNTY, AND NOB HILL COMMERCE CENTER LLC, FOR THE INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO THE Z.A.S. PLAT; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** The applicant's request is for the Town Council to authorize the Mayor and Town Administrator to enter into a tri-party agreement for the installation of required improvements for the Z.A.S. Plat. The site plan, MSP 2-1-03 Indian Ridge Commerce Center, for a 42,775 square foot office/warehouse development was approved on February 4, 2004. When Broward County evaluated the plat request it was determined that improvements are needed to satisfy concurrency requirements for the regional transportation network. Specifically, the owner is required to pay \$25,000 to Broward County for the installation of video detectors at the intersection of Nob Hill Road and Broward Boulevard.

The Town is a party to the agreement because Broward County requires that the Town of Davie not issue a certificate of occupancy for any development within the plat until the Town receives confirmation from the County that the payment required for the improvements to satisfy concurrency on the regional road network has been received. Staff has no objection to the request.

**PREVIOUS ACTIONS:** At the July 7, 2004, Town Council tabled the item to August 18, 2004, because no representative was present at the meeting.

**CONCURRENCES:** N/A

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):**

**Attachment(s):** Letter from Broward County regarding Traffic Concurrency Agreements for Southern Homes Plats, Resolution, Agreement, Future Land Use Plan Map, Zoning and Aerial Map



Department of Planning and Environmental Protection – Development Management Division  
Government Center Annex - 115 S. Andrews Avenue, Room A240 • Fort Lauderdale, Florida 33301 • 954-357-6666 • FAX 954-357-6521

July 20, 2004

Mr. Thomas J. Willi  
Town Administrator  
6591 Orange Drive  
Davie, Florida 33314-3399

RE: Traffic Concurrency Agreement for Southern Homes Plats in the Town of Davie

Dear Mr. Willi:

This is in response to your May 13, 2004 letter to Mr. Roger Desjarlais requesting clarification of the methodology used by County staff to determine the location of off-site concurrency improvements related to plat approvals. This issue was raised during the Town's review and approval of a traffic concurrency agreement related to three plats in western Davie which were required to mitigate their traffic impacts by constructing two left turn lanes on SW 136 Avenue in Davie, and by contributing to a traffic signal project in the City of Weston.

When evaluating whether a particular plat application satisfies the traffic concurrency requirements of the regional road network, the Broward County Land Development Code requires that a finding be made that the proposed development does not assign any trips on, or create any, overcapacity links within its "impact" area. The "impact" area is defined as the property within a certain radius of the boundary of the proposed development. This radius ranges from one mile to three miles, depending on the particular land use, with residential developments such as the Southern Homes plats having a radius of one and one-half miles. Plats located near municipal boundaries frequently have to mitigate trips impacting a municipality other than the one in which the plat is located. In the case of the Southern Homes plats, the impacted overcapacity roadways were SW 136 Avenue and SW 14 Street in Davie, South Post Road in both Davie and Weston, and both Weston Road and Arvida Parkway in Weston.

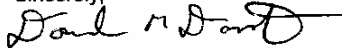
When County staff receives a traffic study recommending certain construction improvements, a copy of the traffic study is provided to the planning staff of the jurisdiction in which the property is located. If an improvement is recommended in a neighboring jurisdiction, that jurisdiction is also notified, except in the case of minor improvements, such as traffic signal improvements. In many instances, traffic impacts and mitigation improvements are all within the jurisdiction in which the proposed development is located. However, the County has responsibility for resolving traffic impacts on the regional road network, which often transcends municipal boundaries.

Mr. Thomas J. Willi  
July 20, 2004  
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It should be noted that developers in neighboring municipalities have either committed to, or made improvements in the Town of Davie. For example, four plats in Plantation and one in Cooper City have either committed to pay, or already paid for the installation of video detection equipment at the intersections of Pine Island Road at SR 84, at Orange Grove Drive, and at Nova Drive, the intersection of Davie Road and Nova Drive, and Griffin Road and SW 148 Avenue.

I trust this response addresses your concerns. If you have additional questions or comments, please contact Martin Berger, Planning Section Manager, at 954-357-6623.

Sincerely,



David Danovitz  
Acting Development Management Director

cc: Roger Desjarlais, County Administrator  
Rob Hernandez, Assistant County Administrator  
Lee Billingsley, Director, Office of Transportation  
Henry Cook, Director, Engineering Division  
Elliot Auerhahn, Acting Director, DPEP  
David Huizenga, Engineering Division  
Christopher Gratz, Planner II, Town of Davie

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA AUTHORIZING THE MAYOR AND THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF DAVIE, BROWARD COUNTY, AND NOB HILL COMMERCE CENTER LLC, FOR THE INSTALLATION OF REQUIRED IMPROVEMENTS RELATING TO THE Z.A.S. PLAT; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the proposed plat to be known as Z.A.S. was approved by the Town Council of the Town of Davie on February 4, 2004;

WHEREAS, Broward County requires improvements to satisfy concurrency on the regional road network;

WHEREAS, Broward County requires that the Town of Davie not issue a certificate of occupancy on said plat until the Town receives confirmation from the County that the payment required for the improvements to satisfy concurrency on the regional road network has been received.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby authorize the Mayor and Town Administrator to enter into an Agreement, attached hereto as Exhibit "A."

SECTION 2. The Town Administrator and Town Attorney are authorized to make and accept non-substantive revisions to the agreement in order for the agreement to be in final, recordable form.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2004.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2004.

Return recorded document to:

Development Management Division  
115 S. Andrews Avenue, A240  
Fort Lauderdale, FL 33301

Document prepared by:

Deni Land Surveyors, Inc.  
Mikki Ulrich  
1991 N.W. 35th Avenue  
Coconut Creek, FL 33066

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**REGIONAL ROAD CONCURRENCY AGREEMENT -  
COUNTY PROJECT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Nob Hill Commerce Center, LLC, its successors and assigns, hereinafter referred to as DEVELOPER,

**[AND IF THE PROPERTY IS LOCATED WITHIN A MUNICIPALITY]**

The Town of DAVIE, a municipal corporation, created and existing under the laws of the State of Florida, its successors and assigns, hereinafter referred to as "CITY."

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, requires that the regional transportation network be adequate to serve the reasonably projected needs of proposed developments; and

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, more specifically requires that an application for a development permit satisfy concurrency requirements for impact areas; and

WHEREAS, DEVELOPER has applied for approval of or an amendment to the Z.A.S. Plat (018-MP-03), hereinafter referred to as "PLAT," more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, on May 19, 2003, the Broward County Development Management Division issued a Notification of Failure to Satisfy Broward County Concurrency Standards for the regional transportation network, finding that the application for approval of or amendment to the PLAT does not satisfy the impact area concurrency standards for the regional road network as stated in Section 5-182 of the Broward County Land Development Code ("CODE"); and

WHEREAS, the COUNTY has undertaken a countywide project to install video detection equipment at signalized intersections, hereinafter referred to as "Project"; and

WHEREAS, DEVELOPER has agreed to pay to COUNTY the sum of \$25,000 which is the cost of installing video detection equipment, as described in Exhibit "B" attached hereto, at the intersection of Nob Hill Road and Broward Boulevard; and

WHEREAS, the Broward County Development Management Division has approved this remedial measure and finds that its concurrency requirements for the PLAT will be met with the execution of, and compliance with, the terms of this Agreement by DEVELOPER; NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, covenants, and payments hereinafter set forth, COUNTY and DEVELOPER agree as follows:

1. The above recitals are true and correct and are hereby incorporated herein.
2. CONSTRUCTION OF IMPROVEMENTS.
  - (a) DEVELOPER agrees to pay \$25,000 which represents COUNTY's cost of the IMPROVEMENT(S) described in Exhibit "B," hereinafter referred to as "the Improvements." DEVELOPER agrees that payment must be made either prior to recordation of the plat or the agreement amending the note on the face of the plat.
  - (b) COUNTY and DEVELOPER agree that no security is required for the IMPROVEMENT(S), as the payment will be made prior to recordation of the plat or the agreement amending the note on the face of the plat.
  - (c) In the event that the amount of money or any portion thereof the DEVELOPER has agreed to pay pursuant hereto becomes due and payable as provided herein and continues unpaid for thirty (30) days or more thereafter, the entire unpaid balance of such amount, plus costs and interest accrued from the due date at the rate of twelve (12) per cent per annum, shall become immediately due and payable.

- (d) Developer agrees that this agreement shall be recorded in the Official Records of Broward County, Florida, against the property described in Exhibit "A" to put subsequent purchasers, grantees, heirs, successors and assigns of any interest in such property on notice of the obligations set forth herein, which shall run with the property until fully paid and performed. However, the amount(s) set forth above shall not constitute a lien on the property unless and until the provisions below are activated by the recording of a "Notice of Lien."
3. CONCURRENCY COMPLIANCE. COUNTY finds that by executing and complying with the terms of this Agreement, DEVELOPER has satisfied the adequacy of the Regional Roadway Network requirement of the Broward County Land Development Code for the PLAT as approved by the COUNTY.
4. If the property is within a municipality, CITY agrees not to issue a certificate of occupancy for any development within the PLAT until CITY receives confirmation from COUNTY that the payment required pursuant to Section 2(a) has been received by COUNTY.
5. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director, Development Management Division of Broward County  
115 South Andrews Avenue, Room A240  
Fort Lauderdale, FL 33301

Director of the Broward County Engineering Division  
115 South Andrews Avenue, Room 321  
Fort Lauderdale, FL 33301



For the DEVELOPER:

Nob Hill Commerce Center, LLC/Jamie Rey

731 Shotgun Road

Sunrise, FL 33326

For the CITY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County Florida, at the DEVELOPER'S expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.
7. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sitis, and shall be governed by the laws of the State of Florida.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.



11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the parties to this Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, TOWN OF DAVIE, signing by and through its Mayor and Town Manager, duly authorized to execute same, and DEVELOPER, signing by and through its \_\_\_\_\_ duly authorized to execute same.

**COUNTY**

ATTEST:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
County Administrator and  
Ex-Officio Clerk of the  
Board of County Commissioners  
of Broward County, Florida

By \_\_\_\_\_  
Mayor

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By \_\_\_\_\_  
Assistant County Attorney

**DEVELOPER-INDIVIDUAL**

Witnesses:

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

\_\_\_\_\_  
Name of Developer (Individual)

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_  
Print address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**ACKNOWLEDGMENT - INDIVIDUAL**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is  
[ ] personally known to me, or  
[ ] produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

\_\_\_\_\_  
Print name:

My commission expires:

**DEVELOPER-CORPORATION/PARTNERSHIP**

Witnesses (if partnership):

(Signature)

Print name: Don Gorman

(Signature)

Print name: Mike Gorman

Nob Hill Commerce Center, LLC.  
Name of Developer (corporation/partnership)

By

(Signature)

Print name: Tamie Ray

Title: Managing Partner

Address: 731 Shotgun Road  
Surprise, FL 33326

28 day of April, 2004

ATTEST (if corporation):

(Secretary Signature)

Print Name of Secretary: \_\_\_\_\_

(CORPORATE SEAL)

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF Florida )  
COUNTY OF Broward ) SS.

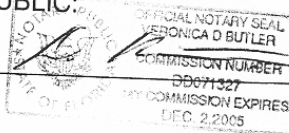
The foregoing instrument was acknowledged before me this 28th day of April, 2004, by Tamie Ray, as Managing Partner of Nob Hill Commerce Center, LLC, a \_\_\_\_\_ corporation/partnership, on behalf of the corporation/partnership. He or she is:  
☐ personally known to me, or  
☐ produced identification. Type of identification produced \_\_\_\_\_

(Seal)

My commission expires:

NOTARY PUBLIC:

Print name:



CITY  
(If Property is located within a City)

WITNESSES:

TOWN of DAVIE

\_\_\_\_\_

By \_\_\_\_\_  
Mayor-Commissioner

\_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST:

\_\_\_\_\_  
Town Clerk

By \_\_\_\_\_  
Town Manager

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPROVED AS TO FORM:

By \_\_\_\_\_  
Town Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Tracts 1 and 2, Tier 95, NEWMAN'S SURVEY, according to the plat thereof, as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, described as follows:

Beginning at a point on the South right-of-way line of State Road 26, said point being 186 feet East of (as measured along said right-of-way line) the West boundary of Tract 1; thence continuing Easterly along said right-of-way line, 186 feet; thence Southerly parallel with the Westerly boundary of said Tracts 1 and 2, 946.5 feet to an intersection with the South boundary of Section 7, Township 50 South, Range 41 East; thence Westerly along the said South boundary 193.7 feet; thence Northerly parallel with the Westerly boundaries of said Tracts 1 and 2, 1000.6 feet to the POINT OF BEGINNING.

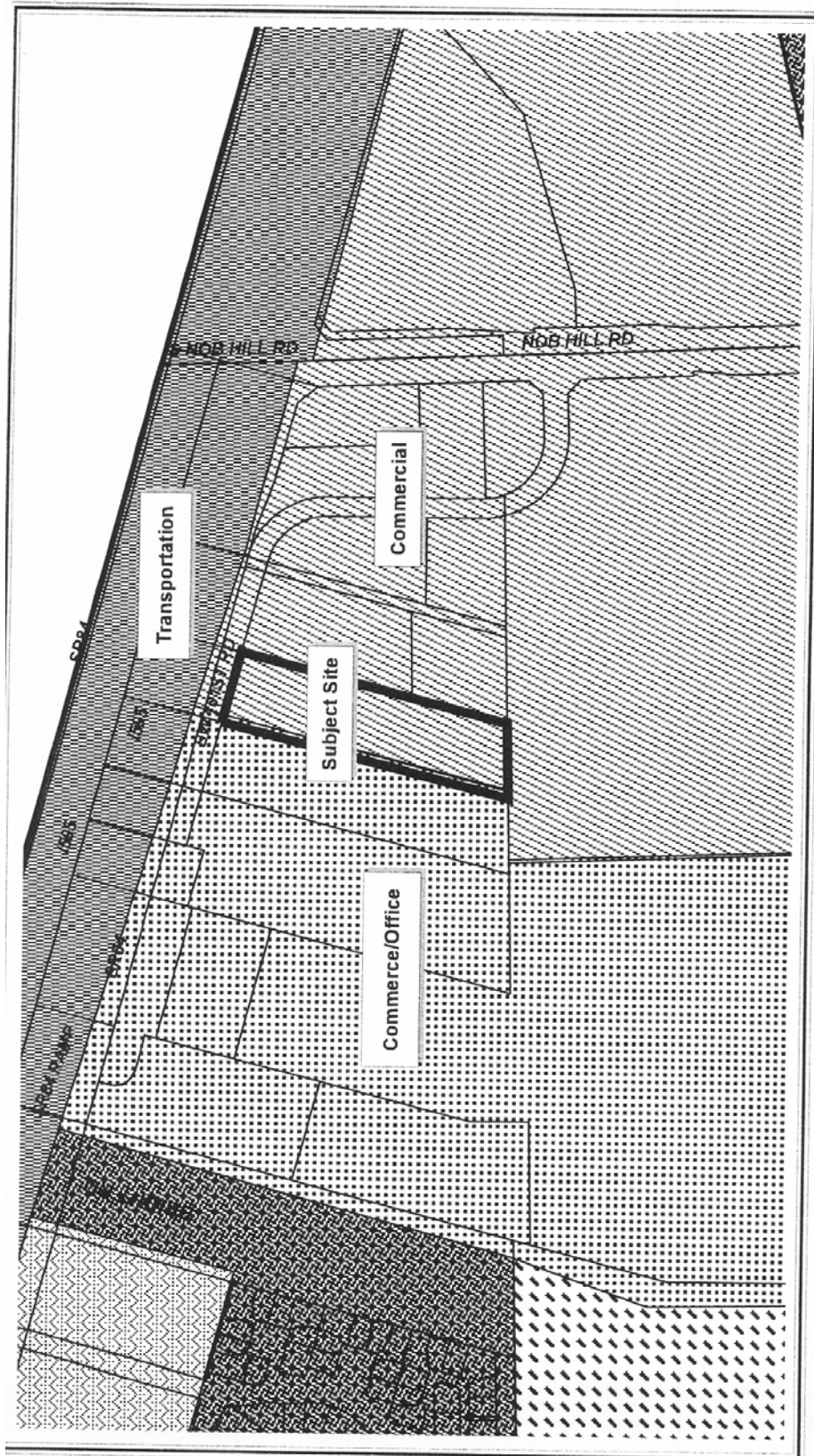
Said lands situate, lying and being in the Town of Davie, Broward County, Florida, containing 3.068 acres, more or less.

**EXHIBIT "B"**

**IMPROVEMENTS**

Prior to plat or note amendment recordation, pay \$25,000 to Broward County for the installation of video detectors for all approaches at the intersection of Nob Hill Road and Broward Boulevard.





Date Flown:  
12/31/00



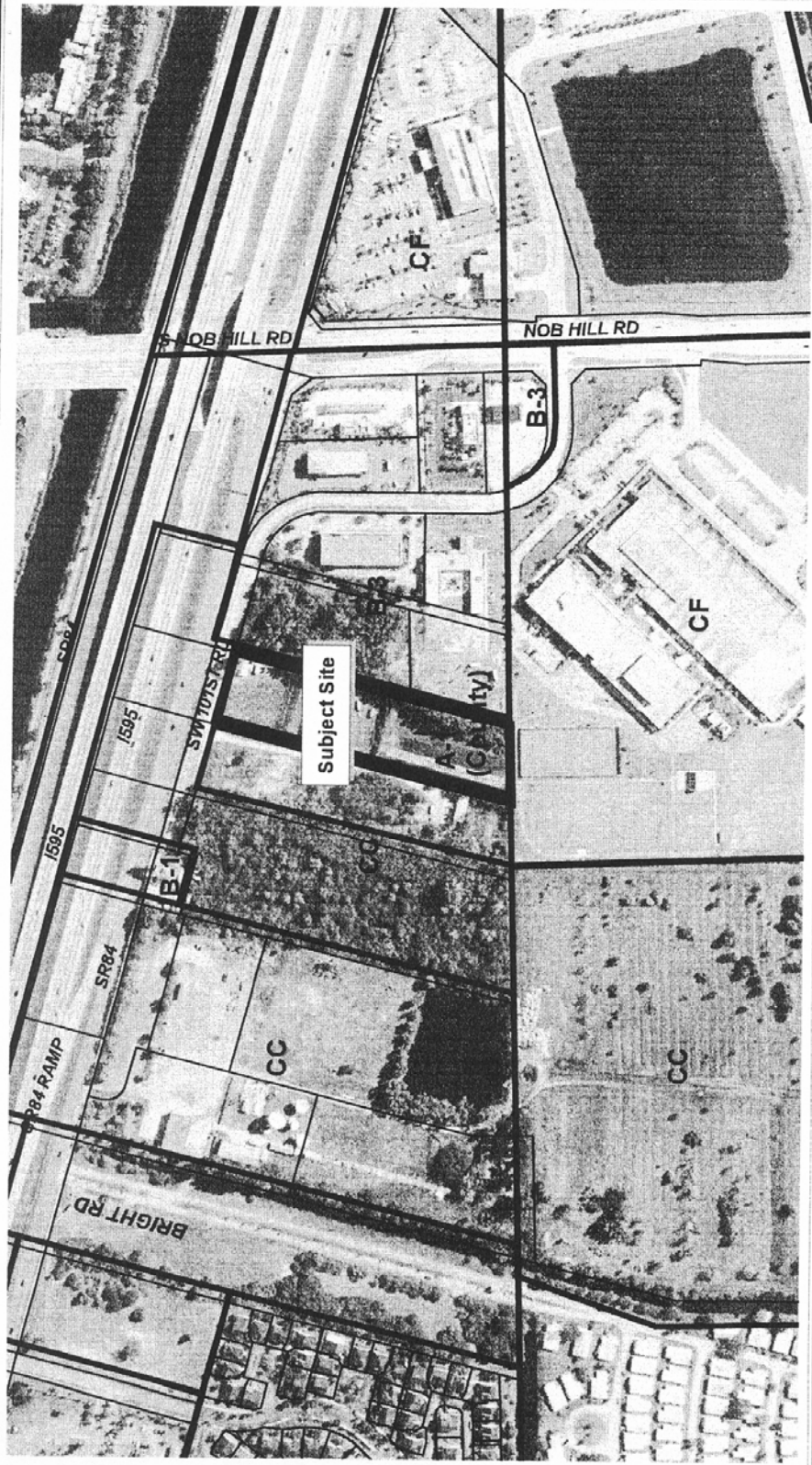
Prepared By: CMG  
Date Prepared: 11/7/03

300 0 300 600 Feet

Planning & Zoning Division - GIS



Indian Ridge Commerce Center aka Z.A.S.  
P 4-2-02, ZB 2-2-03, MSP 2-1-03  
Future Land Use Plan Map



Date Flown:  
12/31/00

Prepared By: CMG  
Date Prepared: 11/7/03



300 0 300 600 Feet

Planning & Zoning Division - GIS



Indian Ridge Commerce Center aka Z.A.S.  
P 4-2-02, ZB 2-2-03, MSP 2-1-03  
Zoning and Aerial Map

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